

CITY COUNCIL
CITY OF WICHITA
K A N S A S

City Council Meeting
August 14, 2001, 9:00 A.M.

City Hall
455 North Main

ORDER OF BUSINESS

- Call to Order
 - Invocation
 - Pledge of Allegiance
 - Approve the minutes of the previous meeting
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PUBLIC AGENDA

1. Pam Doffing - Riverside Wellwater Homeowners Association Appreciation.
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NEW BUSINESS

2. [Design](#) Concept and Supplemental Agreement for West Douglas Streetscape, McLean to Seneca. (District IV)

The proposed design provides one wider traffic lane in each direction, an intersection round-about at Sycamore, diagonal parking, street-lighting, new sidewalk with landscaping, and district gateway features at each end of the project.

RECOMMENDED ACTION: Approve the design concept and supplemental Agreement; authorize necessary signatures.

3. [Resolution](#) Considering Establishment of a Tax Increment Financing Redevelopment District, Central and Hillside Area. (Districts I and II)

Wesley Hospital and a group of local developers have requested establishment of a redevelopment district and use of tax increment financing.

RECOMMENDED ACTION: Adopt the Resolution setting a public hearing for 10:30 a.m., September 18, 2001.

4. Restructuring Housing Authority Board.

In 1999, the City Council assumed governance of the Wichita Housing Authority. The proposed Ordinance establishes the member of the City Council as members of the Board, along with a resident from the Housing Program.

RECOMMENDED ACTION: Approve the restructuring and first reading of the Ordinance.

5. Public Hearing on 2002 Annual Operating Budget and Revisions to the 2001 Budget.

- a) 2001 Annual Operating Budget and Revisions to the 2001 Budget.
- b) Tax Increment Financing District #1 - Gilbert and Mosley.
- c) Tax Increment Financing District #2 - North Industrial Corridor.
- d) Tax Increment Financing District – SSMID.

RECOMMENDED ACTION: Close the public hearing; approve the budgets and amendments, the Joint Agreements with Sedgwick County, use of local funds for Wichita State University; adopt the Budget Ordinances; and authorize the necessary signatures.

CITY COUNCIL AGENDA

6. Board Appointments.

RECOMMENDED ACTION: Make the appointments.

CONSENT AGENDA

7. Report of the Board of Bids and Contracts Dated August 13, 2001.

RECOMMENDED ACTION: Receive and file report; approve Contracts; authorize necessary signatures.

8. Applications for Licenses to Retail Cereal Malt Beverages:

<u>Renewal</u>	<u>2001</u>	<u>(Consumption on Premises)</u>
Bui Van Hanh	Saigon Restaurant*	1103 South Broadway
		<u>(Consumption off Premises)</u>
John J. Leeker	Farmer's Market, Inc.	2901 North Broadway

(Item 8 continued)

<u>New Operator</u>	<u>2001</u>	<u>(Consumption off Premises)</u>
Mike Bidwell	Dillons #249	2212 North Maize Road

*General/Restaurant - 50% or more of gross receipts derived from sale of food.

RECOMMENDED ACTION: Approve licenses subject to Staff review and approval.

9. Subdivision Plans and Specifications.

RECOMMENDED ACTION: Approve and advertise for bids to be submitted to the Board of Bids.

10. Preliminary Estimates:

- a) Intersection improvements at Central and Rock Road. (87 N-0196-01; 472-83393/706819/636081/201285) Traffic to be maintained during construction using flagpersons and barricades. (District II) - \$1,476,500.00
- b) Wichita Drainage Canal Improvements Phase 2 - 10th Street North to 17th Street North - I-135 Corridor from 10th Street to 17th Street. (468-82950/660785/861002) Traffic to be maintained during construction using flagpersons and barricades. (District I) - \$3,750,000.00
- c) 2001 Contract maintenance ultrathin asphalt overlay of Harry, Hillside to Oliver - north of Pawnee, east of Hillside. (472-83407/706809/405274) Traffic to be maintained during construction using flagpersons and barricades. (District III) - \$165,000.00
- d) Sanitary Sewer Reconstruction Block C - Planeview Subdivision 2 to serve Planeview Addition - Pawnee and Hillside. (468-83198/622232/641340) Traffic to be maintained during construction using flagpersons and barricades. (District III) - \$130,200.00
- e) Storm Water Drain No. 168 to serve Flat Creek Addition - east of 119th Street West, north of Pawnee - (468-83261/751299/485190) Does not affect existing traffic. (District V) - \$655,000.00
- f) Lateral 473 Southwest Interceptor Sewer to serve Westlink Christian Church Addition - south of 21st, west of Maize. (468-83302/743878/480566) Does not affect existing traffic. (District V) - \$23,000.00
- g) Greenwich Road from the south line of the plat to Kellogg including a traffic signalization system at the major entrance to One Kellogg Place Second Addition at Greenwich Road, five lane pavement improvements including continuous left turn to serve northbound traffic at Kellogg and to serve the major entrance to One Kellogg Place Second Addition, medial removal, and channelization as necessary to accommodate the traffic signal. One Kellogg Place Second Addition - south of Kellogg, east of Greenwich. (472-83370 /765682/490793) Does not affect existing traffic. (District II) - \$674,960.00
- h) Water distribution system to serve Westlink Christian Church Addition - south of 21st, west of Tyler. (448-89602/735020/470690) Traffic to be maintained during construction using flagpersons and barricades. (District V) - \$51,000.00

(Item 10 continued)

- i) 2001-2002 CDBG Street, curb, gutter and sidewalk improvements - north of Douglas, East of Seneca. (472-83399/602375/800101) Traffic to be maintained during construction using flagpersons and barricades. (District I & VI) - \$312,000.00

RECOMMENDED ACTION: Approve and file.

11. Easements:

- a) Easement dated April 24, 2001, from Stephen L. Clark II Irrevocable Trust III and Shannon L. Clark Irrevocable Trust III, for a tract of land located in Lot 1, Block 1, Security Storage Hillside Addition to Wichita, Sedgwick County, Kansas (Private Project 782 PPW). No cost to City.
- b) Utility Easement dated June 18, 2001 from Westlink Christian Church, a Kansas Corporation, for a tract of land located in Lot 1, Westlink Christian Church Addition, Wichita, Sedgwick County, Kansas (Project 448-89602, OCA #735020). No cost to City.
- c) Sanitary Sewer Easement from the City of Wichita, Kansas, a Municipal Corporation, for a tract of land located in the SE 1/4 of Sec. 2, Twp. 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas (Sanitary Sewer NW of 31st S. & Oliver, OCA#622230). No cost to City.
- d) Permanent Groundwater Pipe Easement for Lot 1, Block 3, Santa Fe Addition and vacated Dewey Street, Wichita, Sedgwick County, Kansas, for the Gilbert-Mosley Groundwater Remediation system.
- e) Permanent Groundwater Extraction Well Easement for the east 60 feet of Lot 12, Tusch's addition to Wichita, Sedgwick County, Kansas, for the Gilbert-Mosley Groundwater Remediation System.

RECOMMENDED ACTION: Accept documents.

12. Petitions for Public Improvements:

- a) Water distribution system to serve Hanley Commercial Addition and Hanley Second Addition – south of 21st Street, east of Webb. (District II)
- b) Pave north-south alley west of Santa Fe, north of Elm. (District VI)

RECOMMENDED ACTION: Approve Petitions; adopt Resolutions.

13. Consideration of Street Closures/Uses.

RECOMMENDED ACTION: Approve street closures/uses.

14. Report on Claims Allowed July, 2001:

<u>Name of Claimant</u>	<u>Amount</u>
Donald W. Mercer	\$512.29**
Dan Olmsted	\$74.11
Sheila K. Oliver	\$201.22
KGS	\$311.97**
KGS	\$533.11
John Weber	\$599.40
Joseph Phillips	\$127.62
Bill Sander	\$141.98
William C. Fultner	\$1,087.59

** Settled for lesser amount than claimed.

RECOMMENDED ACTION: Receive and file.

15. Agreements/Contracts:

- a) [Relocation](#) of utilities along Woodlawn, south of 37th Street North. (District I)
- b) [2002](#) Arterial Corridor Program. (District I)
- c) [2002](#) Arterial Program – intersection reconstruction. (Districts I, II, and IV)
- d) [Cheney](#) Dam security – Bureau of Reclamation.
- e) [Easement](#) encroachment – 453 South Greenwich Road. (District V)
- f) [H.O.P.E.](#), Inc./CHDO Project. (District I)
- g) [Mennonite](#) Housing Rehabilitation Services/CHDO Project – Hilltop redevelopment. (District III)

RECOMMENDED ACTION: Approve Agreements/Contracts; authorize necessary signatures.

16. Design Services Agreements:

- a) [Supplemental](#) for railroad spur in Northeast Industrial Park – between Rock Road and Webb Road, south of 45th Street North. (District II)

RECOMMENDED ACTION: Approve Agreements/Contracts; authorize necessary signatures.

17. [Change Order – Art Museum Expansion Project.](#) (District VI)

RECOMMENDED ACTION: Approve Change Order; authorize necessary signatures.

18. [AmeriCorps/ArtsCorps Program Grant Award.](#)

RECOMMENDED ACTION: Approve receipt of Grant funds and Agreement; authorize necessary signatures.

19. Property Acquisition:

a) [7088](#) East Kellogg. (District II)

b) [Old](#) Town Cinema parcels. (District VI)

RECOMMENDED ACTION: Approve budgets and Contracts; authorize necessary signatures.

20. Second Reading Ordinances: (First read August 7, 2001)

a) Tax Request – Case Corporation. (District V)

An Ordinance exempting property from Ad Valorem Taxation for economic development purposes pursuant to Article 11, Section 13, of the Kansas Constitution; providing the terms and conditions for Ad Valorem Tax Exemption; and describing the property of Case Corporation, so exempted.

b) 21st Street Improvement – Hillside to Oliver (District I)

An Ordinance declaring 21st Street North, between Hillside and Oliver, 472-83368, to be a main trafficway within the City of Wichita, Kansas; declaring the necessity of authorizing certain improvements to said main trafficway within the City of Wichita, Kansas, declaring the necessity of and authorizing certain improvements to said main trafficway; and setting forth the nature of said improvements, the estimated costs thereof, and the manner of payment of same.

c) Improvements to intersection of Central and Hillside. (Districts I and II)

An Ordinance declaring the intersection of Central Avenue and Hillside, 472-83408, to be a main trafficway within the City of Wichita, Kansas; declaring the necessity of authorizing certain improvements to said main trafficway within the City of Wichita, Kansas, declaring the necessity of and authorizing certain improvements to said main trafficway; and setting forth the nature of said improvements, the estimated costs thereof, and the manner of payment of same.

(Item 20 continued)

d) Seneca Street Improvement – Maple to McLean Boulevard. (District IV)

An Ordinance declaring Seneca Street, from Kellogg to McLean Boulevard (Project No. 472-82966) to be a main trafficway within the City of Wichita, Kansas; declaring the necessity of authorizing certain improvements to said main trafficway within the City of Wichita, Kansas, declaring the necessity of and authorizing certain improvements to said main trafficway; and setting forth the nature of said improvements, the estimated costs thereof, and the manner of payment of same.

e) Amending Ordinances: Central - I-235 to West Street; Arkansas River Bikepath; 1996 Intersection Program; Oliver – 25th to 37th. (Districts I, III, IV, V, and VI)

1. An Ordinance amending Ordinance no. 42-792 of the City of Wichita, Kansas declaring Oliver Street, from 25th Street North to 35th Street North (472-82588) to be main trafficways within the City of Wichita, Kansas; declaring the necessity of authorizing certain improvements to said main trafficway within the City of Wichita, Kansas, declaring the necessity of and authorizing certain improvements to said main trafficway; and setting forth the nature of said improvements, the estimated costs thereof, and the manner of payment of same.
2. An Ordinance amending Ordinance No. 43-204 of the City of Wichita, Kansas, declaring Harry & Edgemoor, Harry & West, Lincoln & Woodlawn, 47th Street & Emporia, Second/Third Streets & Broadway, 13th Street & Waco, 13th Street & Broadway, Lincoln & Edgemoor, Pawnee & Oliver and Seneca & Maple (1966 Intersection Reconstruction Program) 472-82668 to be main trafficway within the City of Wichita, Kansas; declaring the necessity of authorizing certain improvements to said main trafficway within the City of Wichita, Kansas, declaring the necessity of and authorizing certain improvements to said main trafficway; and setting forth the nature of said improvements, the estimated costs thereof, and the manner of payment of same.
3. An Ordinance amending Ordinance No. 44-478 of the City of Wichita, Kansas, declaring Central Avenue from the I-235 Freeway to West Street (472-83014) to be a main trafficway within the City of Wichita, Kansas; declaring the necessity of authorizing certain improvements to said main trafficway within the City of Wichita, Kansas, declaring the necessity of and authorizing certain improvements to said main trafficway; and setting forth the nature of said improvements, the estimated costs thereof, and the manner of payment of same.

f) A01-11 – East and west of Hoover. (District V)

An Ordinance including and incorporating certain blocks, parcels, pieces, and tracts of land within the limits and boundaries of the City of Wichita, Kansas, and relating thereto. A01-11

RECOMMENDED ACTION: Adopt Ordinances.

PLANNING AGENDA

NOTICE: Public hearing on planning items is conducted by the MAPC under provisions of State law. Adopted policy is that additional hearing on zoning applications will not be conducted by the City Council unless a statement alleging (1) unfair hearing before the MAPC, or (2) alleging new facts or evidence has been filed with the City Clerk by 5p.m. on the Wednesday preceding this meeting. The Council will determine from the written statement whether to return the matter to the MAPC for rehearing.

- *21. [S/D 2000-10](#) – Plat of Auburn Hills 13th Addition Located on the West Side of 135th Street West, South of Maple. (District V)

RECOMMENDED ACTION: Approve documents and Plat; adopt
Resolutions; authorize necessary signatures.

- *22. [SUB2000-54](#) – Plat of Burleson Addition Located on the Northeast Corner of 21st Street North and Hoover Road. (District V)

RECOMMENDED ACTION: Approve documents and Plat; adopt
Resolutions; authorize necessary signatures;
approve first reading of ZON2000-12 Ordinance.

- *23. [SUB2000-109](#) – Plat of Eagles Landing at North Oliver Addition Located on the Southwest Corner of 45th Street North and Oliver. (District I)

RECOMMENDED ACTION: Approve documents and Plat; adopt
Resolutions; authorize necessary signatures;
approve first reading of ZON2001-29 Ordinance.

24. [ZON2001-00013](#) – Zone Change from Single-Family Residential to Neighborhood Office, Located North of West Central, ¼ Mile East of 135th Street West. (District V)

MAPC Recommendation: Deny (8-3).
Staff Recommendation: Deny.
DAB Recommendation: Have Public Works evaluate the curve to make it safe (9-0).

RECOMMENDED ACTION: Concur with findings of MAPC and deny;
OR
Take other action as appropriate.

25. [ZON2001-00038](#) – Zone Change from General Office to Limited Commercial with Protective Overlay to Limit Uses to Those Permitted by the General Office District Plus Hotel or Motel, Located on the Southeast Corner of Edgemont and Rutan. (District I)

MAPC Recommendation: Approve, subject to Staff recommendations (8-1)
Staff Recommendation: Approve, subject to provisions of Protective Overlay.
DAB Recommendation: Deny (7-2).

RECOMMENDED ACTION: Concur with findings of MAPC and approve zone
change, subject to Protective Overlay District; place
Ordinance on first reading;
OR
Return application to MAPC for reconsideration.

26. [ZON2001-00039](#) – Zone Change from Single-Family Residential to Neighborhood Office, Located West of Ridge Road and South of Bittersweet Lane – 1935 North Ridge Road. (District V)

MAPC Recommendation: Approve, subject to conditions of two-foot utility easement dedication and a Protective Overlay.

Staff Recommendation: Deny.

DAB Recommendation: Deny.

RECOMMENDED ACTION: Concur with findings of MAPC and approve, subject to Protective Overlay; place Ordinance on first reading;
OR
Return the application to MAPC for reconsideration.

(Addendum)

- 26A. [VAC2001-00024](#)- Vacate Rutan Avenue Right-of-Way and Edgemont Avenue Right-of-Way Located Northeast of Central Avenue - North Hillside Intersection. (District I)

RECOMMENDED ACTION: Approve Vacation Order; authorize necessary signatures.

27. [ZON2001-00041](#) – Zone Change from Single-Family Residential to Neighborhood Office, Located 110 feet (One Lot) South of Douglas on the West Side of Ridge Road – 109 South Ridge Road. (District V)

MAPC Recommendation: Approve, subject to provision of two-foot utility easement dedication and a Protective Overlay.

Staff Recommendation: Approve, subject to provision of two-foot utility easement dedication and a Protective Overlay.

DAB Recommendation: Approve.

AIRPORT AGENDA

NOTICE: The City Council is meeting as the governing body of the Airport for consideration and action on items on this Agenda, pursuant to State law and City ordinance. The meeting of the Authority is deemed called to order at the start of this Agenda and adjourned at the conclusion

28. [Airfield](#) Pavement – General Aviation Apron Expansion, Taxilane “AAA.”

RECOMMENDED ACTION: Approve supplemental Agreement; authorize necessary signatures.

Adjournment
